

Hare Hill Close, Ilkeston, Derbyshire. DE7 4SJ

£240,000 Freehold

FOR SALE

 DERBYSHIRE  
PROPERTIES  
- SALES & LETTINGS -



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## PROPERTY DESCRIPTION

GUIDE PRICE £240,000 - £250,000

Derbyshire Properties are pleased to present this modern three year old, three bedroom semi-detached property located on quiet cul-de-sac. The property offers well proportioned and presented living accommodation throughout and briefly comprises of :- entrance hall, cloakroom/WC, kitchen/dining room and large living room. To the first floor a landing lead to:- three double bedrooms, en-suite shower room to master bedroom and bathroom. Externally the property offers a landscaped garden to rear with side driveway that provides parking for two vehicles.

## FEATURES

- GUIDE PRICE £240,000 - £250,000
- Modern 3 Bedroom Semi
- Built in 2021
- En -suite
- Kitchen/Diner
- Bathroom
- Quiet Cul-De-Sac Location
- Private Driveway To Side Elevation
- Private Rear Garden
- COUNCIL TAX BAND B



## ROOM DESCRIPTIONS

### Entrance Hall

Entered via composite door from the front elevation, wood effect vinyl floor covering, wall mounted radiator, staircase to first floor landing internal doors accessing all ground floor rooms.

### Downstairs WC

Comprising of a low-level WC, wall mounted wash hand basin with tiled splashback, vinyl floor covering, wall mounted single radiator, wall mounted electrical RCD unit and double glazed obscured window to the front elevation with bespoke shutter blinds.

### Kitchen

11' 6" x 9' 5" (3.51m x 2.87m) Comprising of a range of wall and base mounted units with roll top worksurfaces incorporating a one and a half bowl stainless steel sink drainer unit with mixer taps and splashback areas. Integrated appliances include electric oven, four ring gas hob with stainless steel extractor canopy and splashback. space for fridge/freezer, under counter space and plumbing for both dishwasher and washing machine. Wood effect vinyl floor covering, wall mounted radiator and double glazed window with bespoke shutter blinds to front elevation.

### Living Room

16' 4" x 13' 7" (4.98m x 4.14m) This spacious room is located to the rear of the property and benefits from window and French doors that allow access onto the garden. Wall mounted radiators and TV point.

### First Floor

#### Landing

Accessed via the entrance hallway, ceiling mounted loft access point and internal doors lead to all bedrooms and bathroom.

#### Bedroom One

10' 5" x 9' 6" (3.17m x 2.90m) With double glazed window to rear elevation, wall mounted radiator, laminate floor covering, fitted double wardrobe providing useful storage and space and internal door leading to:-

#### En-Suite

Comprising of a modern three-piece suite to include WC, wash hand basin and shower enclosure with mains fed shower and attachment. Tiling to walls, wall mounted single radiator, wood effect vinyl floor covering and wall mounted extractor fan.

#### Bedroom Two

10' 0" x 6' 7" (3.05m x 2.01m) Double glazed window to the rear elevation and wall mounted radiator.

#### Bedroom Three

9' 7" x 9' 4" (2.92m x 2.84m) Double glazed window to the front elevation and wall mounted radiator.

#### Bathroom

6' 6" x 5' 5" (1.98m x 1.65m) Comprising of a three-piece white modern suite to include WC, pedestal wash hand basin and panelled bath. Tiled walls, wood effect vinyl floor covering, double glazed obscured window with bespoke shutter blinds.

#### Outside

To the front elevation is an area of lawn with paved pathway to front aspect. To side elevation is a two car private driveway with gated access to the rear garden.

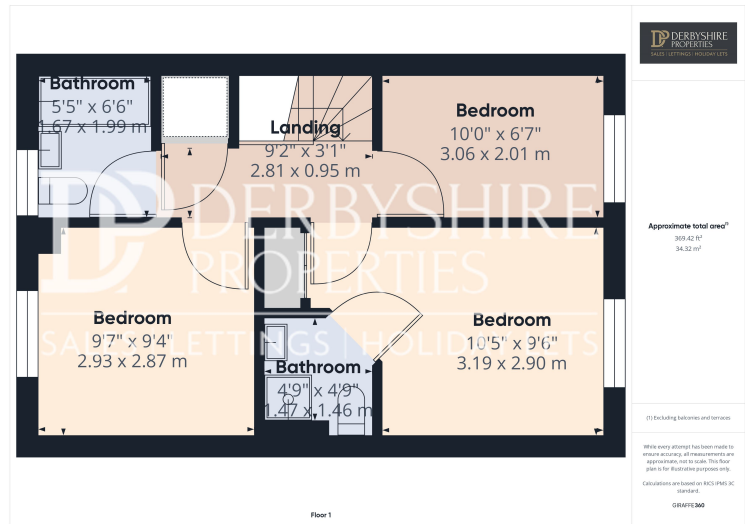
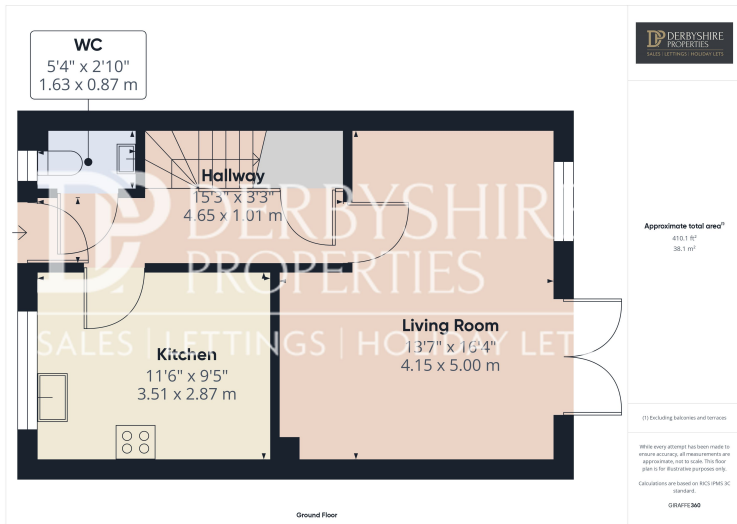
The well proportioned rear garden has a paved seating area and garden with a range of inset shrubbery and planting, timber fenced boundaries and space for decking/entertaining area.

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>96</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	